

FORM B - BUILDING

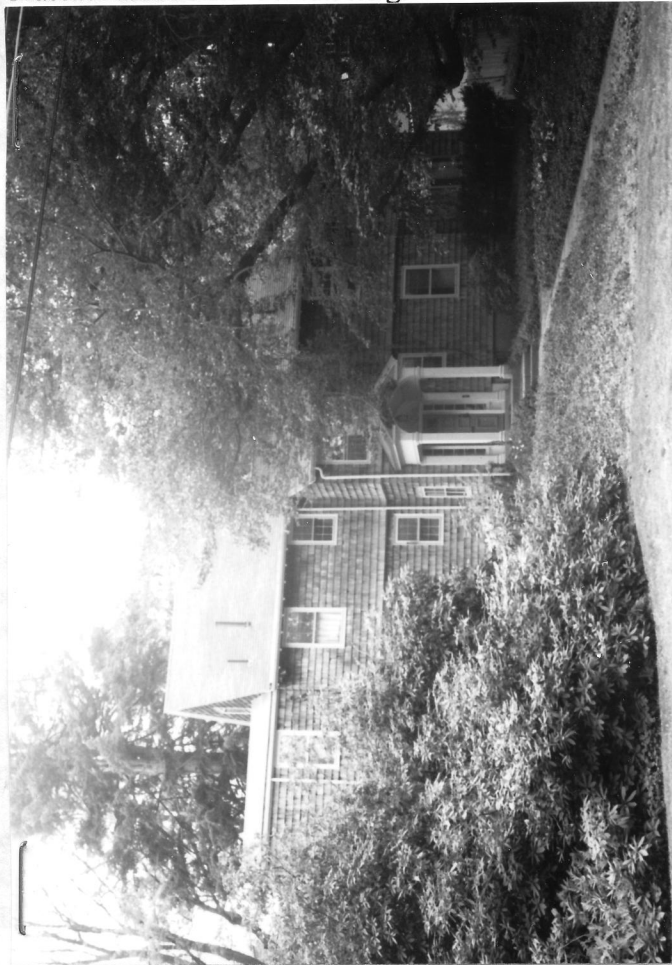
Assessor's number
56/118

USGS Quad
Boston N.

Area(s)

Form Number
1052

Massachusetts Historical Commission
Massachusetts Archives Building



Town Lexington

Place (*neighborhood or village*) Upper Meriam Hill

Address 16 Franklin Road

Historic Name James W. Smith House

Uses: Present Residential

Original Residential

Date of Construction 1910

Source Lexington Valuation Lists

Style/Form ---

Architect/Builder William Roger Greeley

Exterior Material:

Foundation concrete

Wall/Trim wood shingles

Roof asphalt shingle

Outbuildings/Secondary Structures

garage (1962)

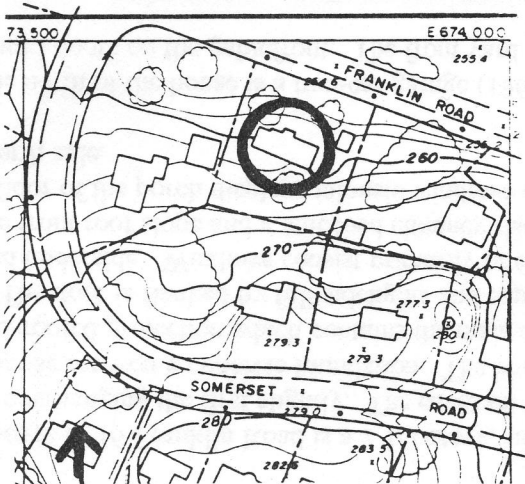
Major Alterations (*with dates*) date? -enclosure of
first floor of north porch; addition of south section

Condition fair

Moved ☒ no ☐ yes Date

Acreage 19,614 SF

Setting mixed early 20th century residential neighborhood



Recorded by Lisa Mausolf

Organization Lexington Historical Commission

Date (month/year) May 2000

BUILDING FORM (16 Franklin Road)

ARCHITECTURAL DESCRIPTION

Describe architectural features. Evaluate the characteristics of the building in terms of other buildings within the community.

The house at 16 Franklin Road is a 2 1/2-story, side-gabled dwelling which is sheathed in wood shingles with the second story overhanging the first slightly. The eaves on the side gables are close with exposed rafters visible on the lateral eaves. The house rests on a concrete foundation. The house displays a five-bay front with the right three bays expended forward by a shed-roofed projection which contains the main entrance consisting of a modern six-panel door with integral lights at the top. The door is flanked by full sidelights and capped by a louvered fan. Columns support an open bed pediment with an arched underside. Windows consist primarily of 6/6 sash with some casements also in evidence. An arched dormer is located on the front roof slope and a stuccoed chimney rises from the left ridge. A two-story sunporch spans the south elevation. The first floor of the porch displays jalousie windows with casements separated by pilasters upstairs. A two-story addition abuts the north side.

To the north of the house is a two-car garage (1962) sheathed in wood shingles above a concrete foundation. There are two overhead doors on the gablefront. The front yard is largely shaded by a mature beech tree.

HISTORICAL NARRATIVE

Describe the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

This land was originally part of the 400-acre Francis B. Hayes estate which extended from Adams and Hancock Streets to Woburn Street (the house known as Oakmount or The Castle was built in 1884 and demolished in 1941). This portion of the Hayes estate was laid out in houselots in 1909. This property, encompassing lot 38, was sold by Herbert Birtwell of Boston to James W. Smith in 1910. In 1910 James Smith of 5 Forest Street was assessed for Lot 38 of the Hayes subdivision, encompassing 19,614 square feet. The following year, he was assessed for the same lot with a house, confirming the construction of the dwelling. Directories indicate that Smith worked in insurance and as a bond salesman. Mr. and Mrs. Smith continued to live in the house until 1943 when it was sold to Charles Kingsley who continued to own it until 1978.

Franklin Road was known as Olive Road before 1916.

The house was designed by local architect William Roger Greeley who lived nearby at **38 Somerset Road (MHC #1125)**, which he designed in 1913. During this period Greeley's offices were located at 120 Boylston Street in Boston (later 9 Park Street). In 1925 Greeley became a third member in the firm of Kilham, Greeley and Hopkins. Greeley's best known local commission was the design of **Cary Memorial Hall (MHC #6)**, a collaboration with Willard Brown built in 1927. Other local residences designed by Greeley include **16 Belfry Terrace (MHC #1029)** built in 1935, and **39 Locust Avenue (MHC #518)**, constructed in 1919.

BIBLIOGRAPHY and/or REFERENCES

Greeley, Roland to Anne Grady, 24 Feb. 1984. Correspondence in possession of Anne A. Grady, Lexington, Mass.
Lexington Assessors Records.
Lexington Directories, various dates.
Lexington Valuation Lists, various dates.

Recommended for listing in the National Register of Historic Places. *If checked, you must attached a completed National Register Criteria Statement form.*